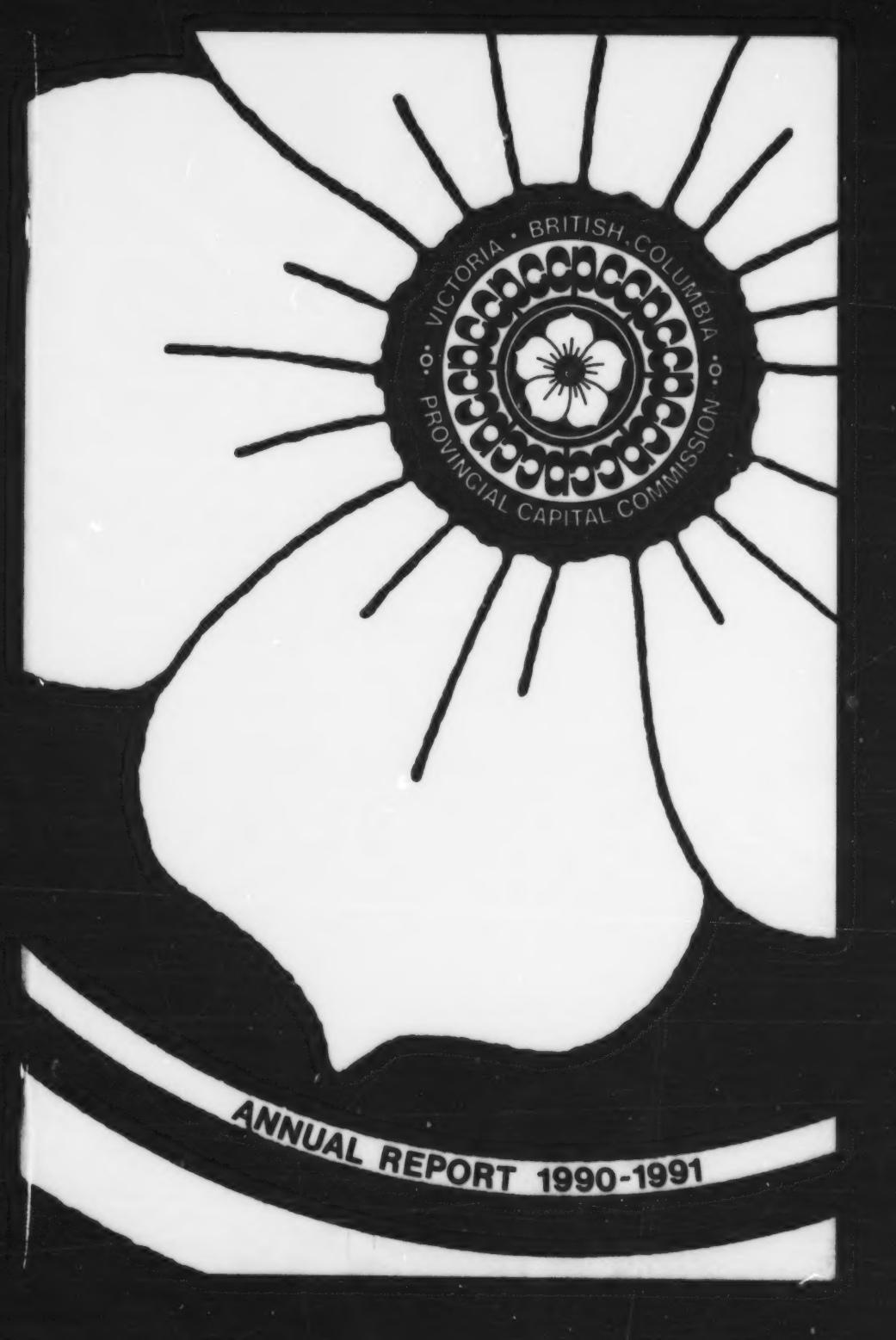


ANNUAL REPORT 1990-1991

British Columbia Cataloguing in Publication Data

British Columbia. Provincial Capital Commission.
Annual Report. -- 1984/85-

Annual.
Cover title.
Report year ends Mar. 31.
ISSN 0827-1089

1. British Columbia. Provincial Capital Commission.
2. City planning - British Columbia - Victoria Region.
3. British Columbia - Capital and capitol. I. Title.

JL435.Z43a 354.71100818
Rev. Aug. 1989

Province of
British Columbia

PROVINCIAL

CAPITAL COMMISSION

Report of the year ended

March 31, 1991

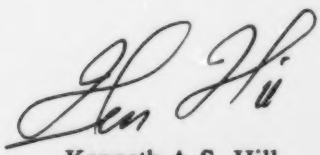
92-03519/

Honourable John Jansen
Minister of Finance and Corporate Relations
Parliament Buildings
Victoria, British Columbia
V8V 1X4

Dear Minister:

On behalf of the Provincial Capital Commission, I have the honour to submit the Annual Report of the Commission for the year ending 31 March 1991.

Respectfully submitted,



Kenneth A.S. Hill
Chairman

I am pleased to present the Annual Report of the Provincial Capital Commission for the fiscal year ending March 31, 1991.

The Commission's thirty-five-year commitment to preserve and enhance tl beauty of Greater Victoria has greatly contributed to its international appeal

Every day, residents and visitors enjoy Victoria's many popular amenities from its beautiful parks, walkways and view points to its enhanced city core featuring the inner harbour as its showpiece. Through its own efforts and i co-operation with surrounding municipalities, the Commission has helped make Victoria a provincial capital that instills pride in all British Columbians.

I too am proud of the Commission's outstanding record. I congratulate its volunteer members and staff whose vision and commitment are apparent throughout Victoria and the Capital Region.

I thank the Commission for its dedication and public service.

Yours sincerely,

John Jansen
Minister Responsible

CHAIRMAN'S MESSAGE

I am again pleased to be able to report on another busy year of activity for the Provincial Capital Commission.

The end of the fiscal year on 31 March 1991 brought completion of the first full year of COMMISSION MEETINGS OPEN TO THE PUBLIC - except for those in-camera sessions commonly required to attend to personnel and property business matters. Public attendance at the regular monthly meetings has been at a token level only, and media presence, again token as far as numbers go, has been regular.

With the withdrawal of an employee initiated proposal for the privatization of the "attraction component" at the CRYSTAL GARDEN, the Commission tested the waters by inviting expressions of interest in the facility and by conducting a public meeting to hear all concerns. The culmination of this process came in March 1991 when staff, at Commission's direction, conducted a Random Sample Survey to determine the most acceptable direction for the Crystal Garden's future. This survey questionnaire was sent to 2000 addresses within the Capital Improvement District.

Again, much Commission time, over the past year, has been devoted to the rehabilitation efforts at ST. ANN'S ACADEMY. The private sector company involved obtained vacant possession of the property in September 1990, and embarked on some interior work before being forced to interrupt progress due to complications brought about by partial withdrawal of lender commitments.

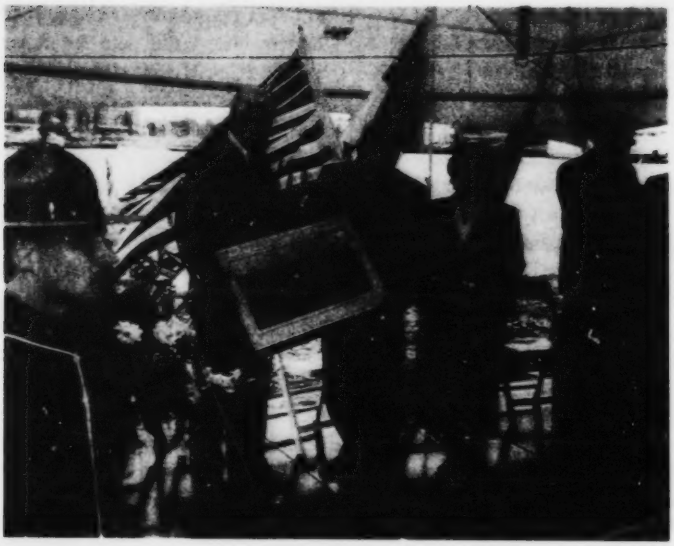
The Commission and the City of Victoria continued to work together to determine the most appropriate future use of their respective properties on the most important stretch of WHARF STREET WATERFRONT in the Inner Harbour.

One of the busiest areas of background activity has been the work undertaken by the COMPREHENSIVE PLAN COMMITTEE. This Committee since its inception, has continued to provide a most valuable level of liaison with all Municipal Councils in the C.I.D. and the Ministry of Transportation and Highways.

Traditionally, mainstream Commission activity has related mostly to improvement projects throughout the C.I.D., and it gave me particular pleasure this year to share with all other members of the Commission, past and present, the sense of community pride generated by the successful completion of major amenity projects. I refer to the formal opening ceremonies for WESTSONG WAY and CUTHBERT HOLMES PARK - both held in October 1990.

I extend my warmest thanks to the members of the Commission who continued to contribute so much of their voluntary time and experience in the common effort to make the Capital of British Columbia a better place.

Kenneth A.S. Hill
Chairman



WESTSONG WAY, OCTOBER 1990

TABLE OF CONTENTS

Letter of Transmittal	2
Minister's Comments	3
Chairman's Message	4
History	7
Mandate	10
Designated Area	13
Comprehensive Plan	14
Wharf Street Waterfront Project	16
St. Ann's Academy	19
Crystal Garden	20
New Office Building	21
Bylaw Number 6	22
Highways Planning	26
Operating Standards for Open Space	27
Enhancement Projects	28
Projects and Expenditures	33
Organizational Chart	45

HISTORY

The Provincial Capital Commission, since its inception in 1956, has been responsible for a designated area known as the Capital Improvement District. In addition to the City of Victoria and the Municipalities of Esquimalt, Oak Bay and Saanich the designated area now includes the whole of the Saanich peninsula and the Western Communities. The Commission's mandate today, just as it was during the years it operated under its original name - The Capital Improvement District Commission - is to protect and enhance those amenity values of Greater Victoria and its approaches which are appropriate for the Capital City of the Province of British Columbia.

The Provincial Capital Commission, as the name suggests, is the British Columbia counterpart of the National Capital Commission in Ottawa. While the N.C.C. has comprehensive powers, the P.C.C., in pursuit of it goals and with approving authority only in the case of proposed developments on Provincial Crown Land, relies heavily upon its example, good offices and the cooperation of all the member municipalities, the Capital Regional District and all levels of senior government.

The Commission, in accordance with the Capital Commission Act, has a 14 member board which includes six seats filled by nominees of the four core municipalities and eight appointed by the Province - all chosen for the experience and expertise they can bring to bear in furthering the enhancement needs of the Capital Improvement District. The positions of Chairman and Vice-Chairman are two of the O.I.C. appointments made by the Province.

Traditionally the Commission has funded, wholly or in part, construction and development work for improvement and beautification projects initiated by member municipalities in the designated area. This is still a major area of Commission activity, and has been augmented in recent years by extensive improvements initiated by the Commission itself. A small resource group was established in 1977 by the Minister Responsible to attend to such Commission initiatives and to assist the Commission in the day to

day management of a portfolio of "special interest" properties entrusted to it by the Province. Since completion in 1957 of its very first project, which consisted of improvements to part of the Dallas Road waterfront, the Commission, in cooperation with the Municipalities of Victoria, Esquimalt, Oak Bay, Saanich, and latterly Sidney, North Saanich and Central Saanich, has spent or committed approximately $9.5 million for such improvement projects.

Again in recent years the "special interest" properties have become a very important part of the Commission's responsibilities. The Commission was the agency through which the Province chose to achieve the rehabilitation of the derelict Crystal Garden facility. It was also the Commission that the Province looked to in seeking appropriate stewardship of the former St. Ann's Academy campus, which will undergo a major renovation and restoration. "Special interest" projects traditionally have generally been accomplished through specially warranted Provincial funding over and above the Commission's annual appropriation. In the case of St. Ann's however, the Commission has arranged for the rehabilitation of the property to be undertaken without any direct funding from the public sector.

Because of its key contribution to the heart of Victoria, the Inner Harbour, and more particularly the Inner Basin, has always enjoyed centre stage attention. The Commission, with title to major waterfront properties on both the Wharf Street and Belleville Street flanks, endeavours to ensure that future development in this area will be in keeping with the impressive surroundings.

An illustrated record of the work of the Commission was published in 1986 to mark the 30th year of Commission activity.

PROVINCIAL CAPITAL COMMISSION - MANDATE

The Provincial Capital Commission is a corporate entity with a Minister of Government being responsible for reporting to the Legislature on behalf of the Commission. Although the legislation creating the Provincial Capital Commission only goes back to 1977, the origins of the Commission go back to the first meeting of the Capital Improvement District Commission held on 5 June 1956. The P.C.C., a semi-autonomous corporate body, is established by the Capital Commission Act.

The Commission usually meets once per month and sub-committees may meet more often depending on the demand of their specific task.

As a corporation operating with only limited funding from Government, the P.C.C. must produce an adequate return from the properties it manages in order that it can generate sufficient surplus funds to achieve its mandate with respect to the enhancement of the amenities of the Capital Improvement District.

While the Commission's mandate is to enhance and beautify the environment of the Capital Region, a number of the properties to which it holds title are commercially viable. In many instances these holdings are utilized as revenue generators which provide most of the fiscal resources required to carry out the mandate.

The P.C.C. has jurisdiction over 46 properties within the Capital Improvement District, an area of approximately 197 square miles, 126.134 acres or 51.046 hectares. The assessed value of the 46 holdings of the P.C.C. in 1990 was approximately 30 million dollars.

The mandate of the Commission is best expressed by the following goals and objectives:

GOALS

A. Enhancement of the amenities and environment in the Capital Improvement District (i.e. Greater Victoria) for the benefit of B.C. residents and visitors to the Province.

B. Protection and enhancement of arterial approaches to Greater Victoria.

C. Response to requests by the Government for the undertaking of Special Projects.

OBJECTIVES

I. Promotion and/or support of improvement efforts, by others, which maintain or enhance amenities in the Capital Improvement District.

II. Protection of aesthetically pleasing natural and/or man-made environments in the Capital Improvement District.

III. Development of public amenities in the Capital Improvement District.

IV. Coordination with and assistance to other agencies within the Capital Improvement District with respect to activities which affect the public amenity values of the District and arterial approaches thereto.

V. Review and comment on (vet) plans for disposal and/or alteration of any land, building or other work owned by the Province in the Capital Improvement District.

VI. Purchase, acquisition and holding real property within the Capital Improvement District for the purpose of establishing or enhancing public amenities.

VII. Enactment of bylaws designed to protect, improve or enhance amenities in the Capital Improvement District and arterial approaches thereto.

The Commission only operates one property directly. It staffs and operates the Crystal Garden and while it is responsible for St. Ann's Academy, an Agreement to Lease has been signed which will see management responsibility for this property being assumed by the tenant.

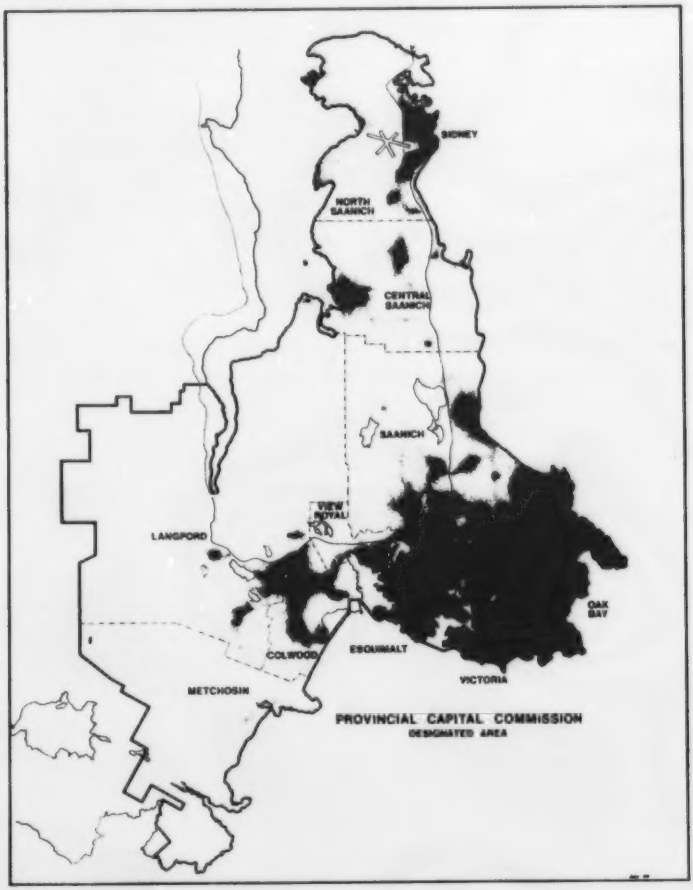
Much of what the P.C.C. accomplishes is the result of consultation, cooperation, collaboration and advocacy. Commission relies on the influence of its good offices rather than on legislative provisions to influence enhancement within the C.I.D.

The majority of the P.C.C.'s beautification work has taken place in cooperation with and often at the initiation of area municipalities. Since 1956, the Commission has expended or committed approximately $9.5 million on over 117 different beautification projects in the Capital Region in association with Greater Victoria municipalities.

DESIGNATED AREA

The Commission's designated area of responsibility (jurisdiction) has been expanded twice over the years, and is still legally known as the Capital Improvement District. It now includes Greater Victoria, the Saanich Peninsula and all of the Western Communities east of Sooke. All local authorities within this area are free to seek Commission funding assistance for their enhancement initiatives.

The boundaries of the designated area are as indicated on the map shown below:



COMPREHENSIVE PLAN

The Comprehensive Plan is the Commission document which provides both general and specific guidelines and direction for decision making purposes regarding amenity provision, enhancement and protection in the Capital Improvement District. The Plan was developed to ensure that the Commission will be able to exercise its mandate for amenity enhancement both through use of its own property portfolio and through enhancement of other public properties.

With the publication of the Comprehensive Plan in the fall of 1988, attention has turned to preparation of guidelines for its implementation.

In February of 1990, the Commission approved a staff report entitled "An Inventory and Classification of Scenic Resources along the Capital Ways - Part One: The Arterial Approaches". This report established the nature of the scenic resources along the two highways, identified opportunities for their protection and enhancement, defined potential problems that could threaten them, and outlined a View Protection strategy.

Two supplementary staff reports which deal in detail with important scenic features and those lands which make major contributions to the character of the roadside landscape have since been prepared.

The scenic resources report is now being used as a reference document by consultants evaluating the visual impact of proposed highway improvements on the arterial approaches to the Capital.

COMPREHENSIVE PLAN
Provincial
Capital
Commission
1988
AN INVENTORY AND CLASSIFICATION OF THE
SCENIC RESOURCES
ALONG THE CAPITAL WAYS
PART ONE: THE ARTERIAL APPROACHES
FEBRUARY 27, 1990
AN INVENTORY AND CLASSIFICATION OF THE
SCENIC RESOURCES
ALONG CAPITAL WAYS
APPENDIX A
VULNERABLE PROPERTY PROFILES
APRIL 6, 1990
AN INVENTORY AND CLASSIFICATION OF THE
SCENIC RESOURCES
ALONG THE CAPITAL WAYS
APPENDIX B
PORTALS AND FOCAL POINTS
NOVEMBER 5, 1990

WHARF STREET WATERFRONT PROJECT

This project was initiated as a consequence of a recommendation in the Provincial Capital Commission's Comprehensive Plan and discussions which resulted therefrom.

The former "Ocean Cement Site" was purchased by the City of Victoria, with substantial assistance from the senior governments, for the purpose of public use and enjoyment. It has been suggested that this site, in combination with the Ship Point Uplands, should be planned as a "people place" for festivals and celebrations of a formal nature in keeping with its proximity to the Legislature. Any development of this site should ensure that the panoramic views of the Legislature are preserved.

Both the P.C.C. and the City agreed that the Downtown shoreline of the Inner Harbour should be planned in a comprehensive manner because development on any one site will critically affect neighbouring properties. Certain developments, such as a waterfront Maritime Museum, parking garage, festival market and/or passenger transportation facility have been suggested for either the "Ocean Cement Site" or the P.C.C.'s "Reid Site" to the north.

The analysis in Appendix B (Comprehensive Plan) of the "Reid Site" and the "Ocean Cement Site" properties indicates that the latter could more appropriately meet the Commission's mandate while the Reid Site is a more suitable vehicle for meeting the goals of the City.

As a consequence of this analysis it was recommended:

The "Reid Site" should be exchanged by P.C.C. for the City owned "Ocean Cement Site".

In response to a formal proposal in this regard, the City of Victoria responded with a counter proposal suggesting a comprehensive joint development with an equal sharing of expenses and revenues associated with the project.

The Commission considered the matter of terms of reference and/or planning program for the site at a regular meeting held 26 April 1988 at which time the following motions were adopted:

> **That, in the matter of the proposed joint development of the "Reid Site", "Ocean Cement Site", and "Ship Point South Site", P.C.C. approve in principle the proposals contained in the City of Victoria's Director of Planning letter dated 31March 1988, and that a Joint Committee of City of Victoria and P.C.C. representatives be struck to develop parameters for the proposed joint project, and to report back to the parent bodies on a regular basis but no less frequently than monthly.**

The original program developed by the Joint Committee on the basis of direction given by both partners and with the approval of both partners, was judged to be in need of some revision. Consequently, the Commission and the City agreed to expand the Joint Committee and authorize further evaluation and redefinition of the program prior to additional rounds of public review and input. The re-evaluation was completed by the late fall of 1990.

The expanded Joint Committee in May 1990 produced a draft agreement which was duly signed by both parent bodies. The agreement covered required programme elements for both the North Site and the South Site, and a cost sharing formula for the engagement of site planning consultants.

The selected consultants began work in June 1990, and a well attended, on-site, "Public Workshop" was conducted in August 1990. Extensive press coverage was also designed to heighten public awareness and involvement. Public input as a result of this process was augmented with numerous meetings between the consultants and the many stakeholders, interested groups and individuals.

A follow-up day-long "Public Workshop No. 2" was held at the end of October 1991 in City Hall to further refine the recommendations.

The consultants' "Site Design Brief" dated January 1991 was received by the Joint Committee, which then prepared its recommendations to P.C.C. and City of Victoria for consideration early in the new fiscal year.

ST. ANN'S ACADEMY

The existing 76,000 square foot building on the site was originally a girls' school and convent and more recently office accommodation for registered non-profit societies and Provincial Capital Commission staff.

As a result of the need for complete redevelopment of the building and site and the requirement to provide vacant possession to the developer, Commission worked with the many non-profit societies housed in St. Ann's to find other accommodation.

Commission only had legal obligations with a small number of the anchor tenants in the St. Ann's building. Despite that, all tenants were treated properly by issuing at least three-month notices to those tenants who were in the building on a month to month basis. In addition, Commission did its best to try and assist tenants find suitable alternative accommodation.

Commission representatives met individually with those tenants to whom they had additional obligations as a result of leases which were in effect and negotiated satisfactory arrangements consistent with the legal and moral obligations to them. Effective 15 February 1990, all former tenants of St. Ann's Academy were satisfactorily relocated to other accommodation.

Rehabilitation of this very important Provincial Heritage site has been arranged by way of agreement with a private sector company.

With the Academy property remaining under P.C.C. ownership, an agreement to lease was signed in August 1990 with Academy Gardens Corporation, who commenced work in September 1990.

Although removal of "heritage" materials and hazardous waste products was duly completed, further construction work on site has had to await resolution of impediments, to which P.C.C. has not been a party.

CRYSTAL GARDEN

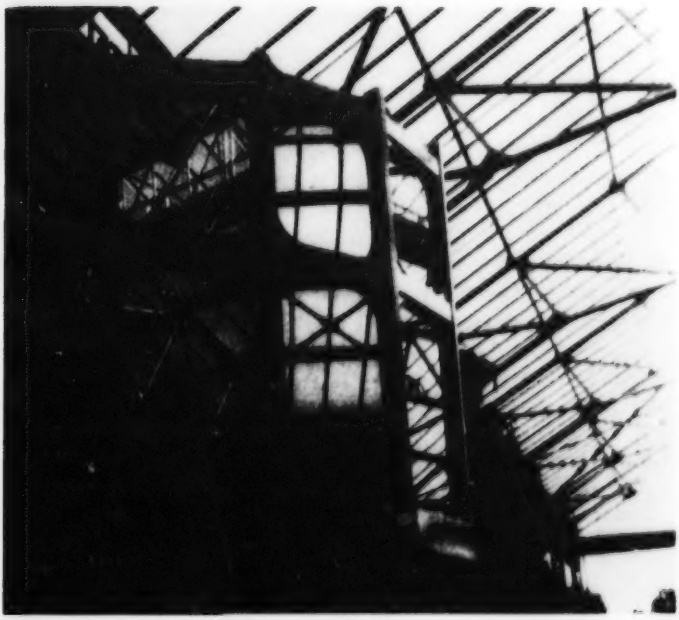
In 1990-91, the Garden experienced a good year, although revenues at the door were down slightly, consistent with the industry.

The community rentals programme continues to be successful and some 256 events were booked.

During the fall, the Commission called for Expressions of Interest regarding possible privatization of the attraction.

There were 4 Expressions submitted, including ideas for trade and convention facilities, a tropical garden, an aboriginal/cultural exhibition and an attraction based on aboriginal myths and legends.

Later in the year, the Commission decided to solicit information and comments on the Garden from 2,000 homes within the Capital Improvement District.



NEW OFFICE BUILDING

As a result of the redevelopment of St. Ann's Academy, Commission was required to find a new location for its administrative offices.

After considerable searching, Commission purchased, from the City of Victoria, a building at 613-15 Pandora Avenue.

The building required only minor renovations to accommodate Commission office needs and was occupied as of 1 February 1990.

The new offices are in a building with a long history which has resulted in City of Victoria designation as a heritage building. At some point in the future Commission will want to determine what additional renovation/restoration may be required to make the building exterior more in keeping with its past appearance.

The new office building accommodates all administrative staff of the Commission and is the location of the Commission Boardroom where all regular meetings of the Commission are held.

BYLAW NUMBER 6

As the Chairman indicated earlier in this report, Commission adopted a motion stating:

> **That future meetings of P.C.C. be conducted as open sessions, with the exception of topics relating to:**
>
> **1) legal matters**
> **2) property matters**
> **3) personnel matters**
> **4) negotiations**
> **5) recommendations to Minister Responsible or Lieutenant-Governor in-Council**
>
> **which will be addressed in-camera.**

This decision required considerable change to the operating procedures of Commission. As a consequence, it was considered necessary to prepare a new bylaw governing the procedures to be used in conducting Commission business. The new bylaw, number 6, was adopted by Commission on April 24, 1990 and replaces the former procedural bylaw number 4. The new bylaw, among other things, states that:

> **The Regular Meetings of Commission shall be open to the public and no person shall be excluded, except for improper conduct. If, in the opinion of the Commission, the public interests so require, it may hold special meetings and exclude therefrom:**
>
> **i) persons other than its members and officers; or**
> **ii) persons other than its members.**

The bylaw also provides for delegations to appear before Commission as outlined in the following clauses:

All delegations requesting permission to appear before Commission shall submit to the Executive Director written requests to address Commission, including written briefs outlining their intended presentation by noon, the Wednesday preceding a Regular Meeting.

Written briefs from a delegation wishing to address Commission shall clearly outline the topic and include specific concerns of the delegation relative to the topic which shall be included in the Commission Agenda. No letters, affidavits or other documents shall be attached to the briefs unless the subject matters of the same are embodied in the petitions or briefs.

In order that members of the public are fully informed of Commission activities, the bylaw also provides for public access to minutes of regular meetings as indicated in the following clause:

The minutes of the proceedings of all Regular Meetings of the Commission shall be drawn up and legibly recorded in a book to be kept for that purpose, and shall be signed by the presiding Chairman at the next meeting at which they are adopted, and, with the exception of the minutes of a Special In-Camera Meeting, the said minutes, after adoption, shall be open for the inspection of any person who may make copies thereof and extracts therefrom at all reasonable times, on payment each time of a fee of one dollar.

By way of adoption of Bylaw Number 6, Commission has attempted to make access to its business much easier for members of the public at large.

THE PROVINCIAL CAPITAL COMMISSION

STANDING LEFT TO RIGHT:
Ald. R. Rice (Esquimalt), Ald. J. Mika (Saanich), Mr. J. Currie,
Ald. R. Williams (Saanich), Ald. P. Bunn (Oak Bay),
Mr. R. Clack.

SEATED LEFT TO RIGHT:
Dr. L. Wallace, Councillor J. Greenwood (Victoria),
Mr. K.A.S. Hill (Chairman), Mr. K. Mawdsley, Dr. R Grant.

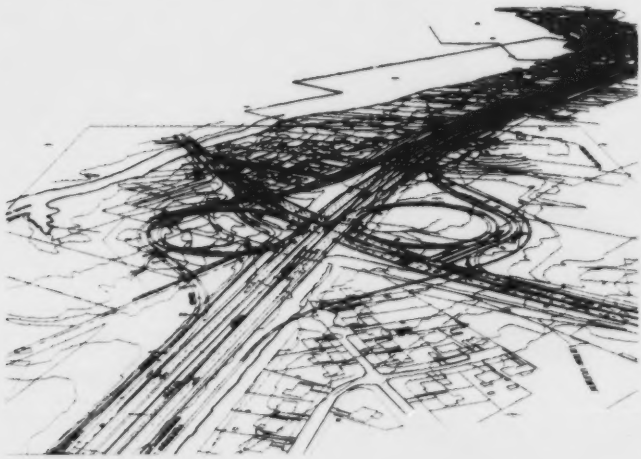
MISSING FROM PICTURE:
Mrs. P. Charlesworth (Vice-Chairman), Mr. H. Topham,
Councillor M. Segger (Victoria)

HIGHWAYS PLANNING

Comprehensive Plan policies regarding view protection along the Arterial Approaches to the Capital became a high priority for the Commission when the Provincial Government announced upgrading of the Trans-Canada highway and the Patricia Bay highway to expressway standards.

Commission is represented on the planning teams for both the Trans-Canada highway and the Patricia Bay highway to ensure that Commission interests are being considered.

Commission staff are using a number of computer programs to develop photographically realistic images of proposed highway changes. The process allows for the alteration of photographs by adding, changing, or deleting objects. It has proved to be especially useful for the evaluation of the merits of alternative overpass bridge designs. The computer programs also allows for computer mapping and the development of digital terrain models. It will be possible to photographically enhance the terrain models to generate realistic three-dimensional images of portions of the arterial approach roads. These models can be used to examine proposed changes in highway alignment as well as other changes in roadside development.



OPERATING STANDARDS FOR OPEN SPACE

As a result of a presentation made by Commission staff to the Intermunicipal Recreation Administrators Group three of the group's members were delegated to serve on a committee to assist the Commission in preparation of a set of Open Space (Park) Maintenance Standards. It was hoped that if a set of maintenance standards were to be developed by P.C.C. in cooperation with the municipalities, those standards could be considered as a prerequisite qualification for all future enhancement projects as well as for use on any Commission properties. In addition, it was thought C.I.D. Municipalities might wish to adopt the standards for application within their own jurisdictions.

The Committee has met regularly to consider and prepare information consistent with these objectives and a draft open space maintenance management system has now been prepared. In addition to the maintenance standards, committee members have asked that the task be expanded to include a review and selection of software appropriate to the systematization of the standards once adopted. It is anticipated that the task will be completed by the spring of 1992 at which time there will be documentation available for consideration by Commission and other interested agencies.

ENHANCEMENT PROJECTS

The Capital Commission owns and manages some 46 properties in the Capital Improvement District ranging from undeveloped open space to high profile commercially viable properties. In order to ensure that these are not the only properties which are enhanced or "beautified", Commission encourages Municipal Governments and others to enhance or "beautify" those properties under their jurisdiction which have an impact on the scenic or environmental values of the Provincial Capital region.

Following publication in 1987 of the Commission history titled "Thirty Years of Effort, 1956-1986", and with completion and publication of the Commission's "Comprehensive Plan" in the fall of 1988, a much wider public awareness of the Commission's role, mandate and achievement has been fostered.

Understandably, from time to time the spotlight is drawn to "special projects", such as has been the case with the rehabilitation of both the Crystal Garden and St. Ann's Academy property. The most significant Commission activity, however, has continued to be in the area of enhancement projects, which is taken as a main thrust of the enabling legislation.

There has never been any shortage of applications for assistance in the form of grants for enhancement projects from the Commission's "beautification fund". Projects considered worthy of Commission participation over the years, for the most part, have well stood the passage of time. In many cases, where projects have been phased over a number of years, the total end-product has become an amenity far more highly valued than simply the sum of its component parts. In this category would be projects such as the Gorge Parkway, West Bay Waterfront Walkway, Inner Harbour Lower Causeway, Colquitz River Park and Cuthbert Holmes Park.

The two documents referred to in the second paragraph have brought into sharper focus not only the important benefits that can be brought about through applications for projects such as these, but also the way in which such applications should be evaluated. The

annual dollar value of applications received has always far outstripped Commission's funding resources, and it is now more important than ever to determine where available funds can be spent to produce the best value for the greatest number of people. Looking at project applications in this light parallels Commission's need, on a broader planning level, to involve itself in pro-active cooperation with all agencies contributing to the quality of the Capital Improvement District. The Commission's one-time ability to purchase attractive properties with "greenbelt potential" or to protect from commercial development are diminished somewhat due to the price of land.

It is still recognized however that, for visitors using the main access routes to the city, first impressions are so important, and for local residents repeatedly using these same routes, the conditioning effect can be very influential-favourable or otherwise. Major attention has been directed to projects that can enhance these experiences.

Fourteen applications were received this year, with the total amount sought ($1,578,225) again being far in excess of the Commission's resources.

The seven projects approved by Order-in-Council No. 1199 on August 2, 1990 are not listed in order of priority, but are briefly described as follows:

A. LOCHSIDE DRIVE, SIDNEY (PHASE 2).....$60,000

This was submitted by the Town of Sidney, and was for the continuation of shoreline beautification work commenced following last year's P.C.C. grant of $67,000. More precisely, the proposal was to extend construction of a pre-cast concrete retaining seawall to help control erosion, and to prepare the way for a future promenade and major landscaping improvements.

B. VIEW ROYAL PARK (PHASE 2)..... $5,000

Last year's P.C.C. grant to View Royal covered the cost of preparing a Concept Plan for View Royal Capital Way (Hwy. No. 1), which is now complete, and phase 1 of park improvements for which tenders were called last fall.

This year's application was for further tree and shrub planting - this time along the southern flank of the park, which would be highly visible when travelling south on the Trans Canada Highway. This project, including the Concept Plan, has been very competently handled to date.

C. BELLEVILLE STREET BEAUTIFICATION (PHASE 2) $100,000

This was from City of Victoria, and follows the phase 1 work, now complete, for which P.C.C. last year granted $140,000. It involved relocating all overhead wiring underground, and the phase 2 improvements include some minor road realignments and sidewalk widening.

D. GOLDSTREAM AVENUE (PHASE 2).....$65,000

C.R.D.'s Langford Director applied to implement phase 2 of these on-going improvements. Phase 1 was accomplished with the assistance of a $45,000 P.C.C. grant in 1988. Goldstream Avenue is a designated Capital Way under P.C.C.'s Comprehensive Plan. Phase 2 was a proposal to improve the Goldstream/Jacklin intersection, using the same design concept, planting features and materials as were successfully used on phase 1 at Goldstream/ Millstream intersection. A high level of local volunteer and financial participation has been a feature of Langford proposals over the past two to three years.

E. WEST BAY PROMENADE, WEST END DESIGN COSTS $20,000

This was a reapplication from Esquimalt for design-cost funding only. The location is at the extreme west end of the existing highly successful waterfront promenade, now named Westsong Way, and to which the Commission has been contributing periodically since 1975. The design proposal will prepare the way for further extension westward at a future date.

F. TRAFALGAR PARK VIEWPOINT $54,500

Oak Bay's application to complete phase 2 of this parking view point on the Marine Scenic Drive was well documented. Phase 1, already completed by Oak Bay in 1989 with assistance from other agencies, sets the standard for the phase 2 proposal.

G. GORGE PARK - HANDICAPPED ACCESS $10,000

This application from Esquimalt was to share the cost of providing handicapped access to the Gorge Walkway at a location beside the Gorge Bridge.

In the case of project "B", P.C.C. authorized that the approved figure of $5,000 be augmented by up to a further $22,000, this being the unexpended balance of a previous Order-in-Council in favour of View Royal (No. 1545/1988).

WESTSONG WAY, OCTOBER 1990

PROVINCIAL CAPITAL COMMISSION
PROJECTS AND EXPENDITURES

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
1.	Dallas Rd. Waterfront, Cook to Douglas	907/Apr.'57	61,345
2.	Mount Tolmie Development Stage 1 -3	907/Apr'57 598/59 2715/59	51,301
3.	Extension, Superior Street - Heywood Avenue	907/57 2569/Apr.57	rescinded 39,034
4.	Willows Beach Esplanade (Oak Bay)	907/Apr.57 3104/57	52,372
5.	Dallas Road, Dock to Lewis	2416/Oct.57	16,727
6.	Beach Drive, Satellite to Newport	2416/Oct.57 2614/57 3104/57 91/59 2715/59	84,643
7.	Beacon Hill Park Illuminations	2416/Oct.57 2830/58 641/64 242/66	38,410
8.	Gorge Park Development (Esquimalt)	2813/Dec.58 1699/60	25,523

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
9.	King George Terrace (Oak Bay)	91/Jan.59 598/59 1697/59 2715/59	113,587
10.	Beacon Hill Park Cliff Erosion	91/Jan.59	25,959
11.	Marine Drive, Belleville to Dock St.	91/Jan.59	5,025
12.	Memorial Crescent to Foul Bay Road	2715/Nov.59	41,043
13.	Marine Drive, Douglas to Erie St.	2715/Nov.59	22,510
14.	Marine Drive, Uplands to Sinclair Rd.	897/Apr.60	49,277
15.	Cadboro Gyro Park Sinclair Rd. Entrance	1699/Jul.60	2,555
16.	Scenic Drive, Uplands Park	1699/Jul.60 1/62	37,260
17.	Oswego Street, Belleville to Dallas	1699/Jul.60	16,931
18.	Inner Harbour Development Study	1808/Jul.61	750
19.	Marine Drive Signs	818/Mar.61	13,145
20.	Land Acquisitions, Parliament Buildings Precinct	2064/Aug.61 2697/62 78/63	134,500

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
21.	Douglas St. Beautification	1/Jan.62 2296/63 641/64	185,707
22.	Oswego/Belleville (Quadra Park) Landscaping	1/Jan.62 2697/62	7,604
23.	Greenfields - Goldstream Greenbelt	1/Jan.62 1992/69	107,538
24.	Victoria Centennial Square	2843/Nov.63	70,000
25.	Operating and Maintenance of Projects	312/Feb.64 937/66 288/69	12,000
26.	Beach Drive, Goodwin to Orchard	2650/Sep.64	1,320
27.	Confederation Garden Court	718/Mar.65	94,561
28.	Mayfair and Cedar Hill X Rd. Landscaping	719/Mar.65	10,954
29.	Rose Street Rock Wall and Median Strip	3056/Nov.65	27,000
30.	Signal Hill Park (Esquimalt)		Cancelled
31.	Willows Beach Esplanade Extension	3056/Nov'65 1637/67	Cancelled
32.	Pioneer Square Decorative Lighting	3056/Nov.'65	7,100
33.	Gorge Waterway Study	243/Feb.66	939

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
34.	Gorge Waterway Saanich - Phase 1	936/66	86,000
34.	Gorge Waterway Saanich Underground Wiring	3796/66	105,000
34.	Gorge Waterway Saanich - Phase 2	2929/67	64,000
34.	Gorge Waterway Saanich - Phases 3 & 4	1513/68 2742/68	64,000 84,000
35.	Gorge Waterway Esquimalt - Phase 1	1316/68 2742/68	2,000 100,000
36.	Gorge Waterway-Beautification	Cancelled	
37.	Rose-Blanshard Street approaches to City Centre	3852/Dec.68	35,000
38.	Mount Tolmie Reservoir Landscaping	287/Jan.69	10,000
39.	Mount Tolmie/ Cedar Hill X Road Gordon Head to Haro Rd.	286/Jan.69	47,066
40.	Mount Tolmie-Summit Development, Phase 1 & 2	722/Mar.70 753/71	16,994
41.	Centennial 71 Project Belleville St. Development	4327/Dec.70	87,709
35.	Gorge Waterway Esquimalt - Phase 2	1277/Apr.70	87,500

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
42.	Kinsmen Park (Esquimalt)	753/Mar.71 3710/72	11,375
34.	Gorge Waterway Saanich Phase 5	753/71 1204/71	217,600 30,000
43.	Victoria Inner Harbour Developments (Phase 1 & 2)	3837/Oct.71 2686/72	70,088
44.	The Causeway - Lower Promenade	4089/Nov.72	280,000
45.	Belleville Street-Lower Promenade	4089/72	32,000
46.	Survey, West Bay Promenade (Esquimalt & Victoria)	4089/72	6,000
44.	Causeway - Lower Promenade	1733/73	200,000
47.	Fleming Beach, (Esquimalt)	2519/73 3286/75	37,677
48.	Gorge Waterway, Saanich - Bath House Cove	3318/74 2519/73	99,573
49.	Victoria Inner Harbour-Seawall & Promenade - Ocean Cement Site	656/Feb.74	52,927
50.	West Bay - Esquimalt Phase 1	3286/75	200,000
50.	West Bay Development-Esquimalt, Phase 2	2159/76	98,500

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
51.	Mount Douglas Park Bank Stabilization	2216/Jul.76	35,000
52.	Reid Centre Site Improvements	2832/Sep.76	100,000
53.	Captain Cook Statue (Inner Harbour)	1057/Mar.77	4,805
54.	Modifications to Docking Facilities (Princess Marguerite)	1056/Mar.77	175,980
55.	Esquimalt-West Bay Developments, Phase 3	257/Jul.77 658/78	106,580
56.	Gorge Park (Saanich) Ph. 3	257/77	61,496
57.	Victoria-West Bay Seafront Walkway	257/Jul.77	117,500
58.	Victoria Inner Harbour-Lower Promenade to Black Ball Dock (Causeway Extension)	3396/Nov.77	96,424
59.	Victoria Inner Harbour-relocate M.V. Coho	3395/Nov.77	110,000 (Fed.Gov't)
60.	Landscaping Trees from B.C.B.C.	3837/Dec.77	26,980
61.	Crystal Garden Consultant Fees	3865/Dec.77 2726/79	251,288 (Prov.Gov't)
62.	Victoria Inner Harbour-Ship Point Wharf	579/Mar.78 791/79	390,000

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
63.	Victoria Inner Harbour-New Boat Basin - Wharf Street	782/Mar.78 791/79	544,156 (Fed.Gov't)
64.	Victoria Inner Harbour-Landscaping Furniture, Ship Point Site	983/Apr.78	42,446
65.	Victoria Inner Harbour-Ship Point	659/Mar.78	24,609
66.	Crystal Garden-Renovations	1064/Aug.78 2067/70 792/79 2726/79 541/80 1728/80 392/81 626/82	2,607,757 (Prov.Gov't)
67.	Victoria Inner Harbour-Additional Dolphins - New Coho Berth	1576/Jun.78	29,000
68.	Victoria Inner Harbour-Demolition Black Ball Ferries Building	1577/Jun.78 659/78	35,000 152
69.	Victoria Inner Harbour-Relocation Undersea Gardens	1548/Jun.78 2808/78	51,000
70.	Bowker Creek Beautification - Phase 1	1615/Jun.78	55,000

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
71.	Victoria Inner Harbour-reinstatement of sites, site services and consultants	2808/Nov.78	93,500
72.	West Bay - Victoria & Esquimalt	2807/Nov.78	25,000
73.	Reid Site-Specialist Consultants	2806/Nov.78 238/79 2943/79 170/80 1116/80	836,339 17,000
74.	Relocation of Visitors Information Centre - former Esso Station	167/Jan.79	28,542
75.	West Bay Development-Esquimalt (Project 50)	3240/78	75,000
76.	Ship Point Wharf - City of Victoria	1670/Jun.79	12,600
77.	Demolition of Visitors Information Centre	1671/Jun.79	5,836
78.	Landscaping - Visitors Information Centre	1671/Jun'79	12,000
79.	Colquitz Creek Improvement	1672/Jun.79 735/80 829/81 696/82 376/83	722,602

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
70.	Bowker Creek - Phase 2a, 2b & 3	551/80 2375/80 2002/81	310,000
80.	Chinatown Development	585/Mar.81	294,600
81.	Arm Street Park Project (Esquimalt)	1364/Jun.81	120,000
82.	Brentwood Bay Improvements (Phase 1)	1517/Jul.81 1619/82	95,200
83.	Victoria Inner Harbour-Urban Design Proposals-South Shore Promenade	720/Mar.81	20,858
84.	Victoria Inner Harbour-Deck and Forecourt - Black Ball & Former C.P.R. Terminals (Phase 1 & 2)	190/Jan.82 2183/82	233,956 265,712
85.	Reay Creek/Lochside Drive Design Services	377/Mar.83	2,845
86.	Fleming Beach Walkway (Esquimalt)	1161/Sep.83	70,000
87.	Victoria Inner Harbour-Landscaping Contract	1381/Aug.83	20,191
88.	St. Ann's Academy	1869/Nov.83	47,928
89.	Victoria Inner Harbour-Wharf St. Rock Wall	092/Jan.84	63,500

NO.	PROJECT NAME	O.I.C.	EXPENDITURE
90.	Pioneer Park-Brentwood Bay - Phase 2	702/Apr.84	15,500
91.	Reay Creek Park, Phase 1	1229/Jul'84	30,000
92.	West Bay Walkway, Barnard to Maitland, Phase 1	2054/Nov.85	190,000
93.	Reay Creek Park - Design Services	1131/Jun.86	1,675
94.	812 Wharf Street - P.C.C. Share of Development	1508/Aug.86	578,000
95.	Belleville St. Forecourt Phase 3	1561/Aug.86	250,000
96.	Cuthbert Holmes Park Phase 1	1857/Oct.86	194,000
97.	Douglas Street Landscaping Phase 1	1858/Oct.86	20,000
98.	Pioneer Park-Brentwood Bay Phase 2b	1859/Oct.86	32,100
99.	West Bay Walkway - Maitland to Robert	1394/Jul.87	162,030
100.	Douglas Street Landscaping Phase 3	1395/Jul.87	99,800
101.	Belleville St. Forecourt Phase 4	1129/Jun.88	deferred
102.	Cuthbert Holmes Park Phase 2A	1545/Aug.88	70,000

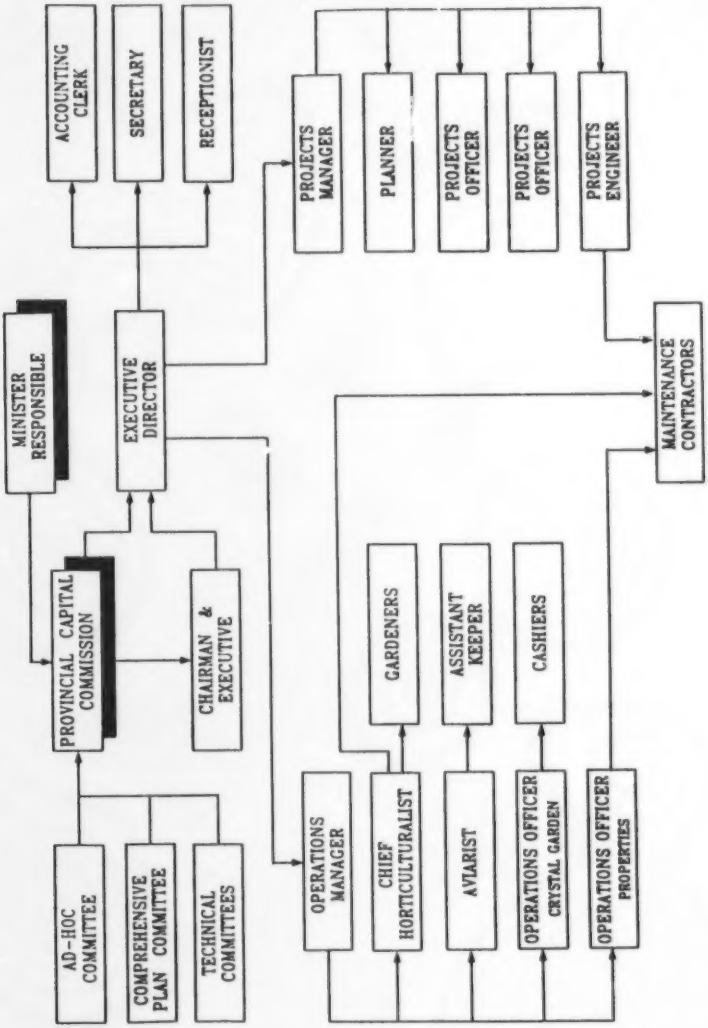
NO.	PROJECT NAME	O.I.C.	EXPENDITURE
103.	Goldstream Ave./ Millstream Rd. Intersection	1545/Aug.88	45,000
104.	Gorge Falls Viewpoint	1545/Aug.88	20,000
105.	West Bay Walkway-Russell to Mary St.	1545/Aug.88	190,000
106.	View Royal Park	1545/Aug.88	50,000
107.	Belleville Street, Phase 1	1061/89	140,000
108.	Government/Wharf Streets Corner	1061/89	110,000
109.	Cuthbert Holmes Park, 2B/3	1061/89	75,000
110.	Lochside Drive (Sidney)	1061/89	67,000
111.	Lochside Drive, Phase 2	1199/90	60,000
112.	View Royal Park, Phase 2	1199/90	5,000
113.	Belleville Street, Phase 2	1199/90	100,000
114.	Goldstream/ Jacklin Rd. Intersection	1199/90	65,000
115.	West Bay Walkway, West End Design	1199/90	20,000
116.	Trafalgar Park Viewpoint	1199/90	54,500
117.	Gorge Park, Handicapped Access	1199/90	10,000

FINANCIAL STATEMENT

As required by Section 14 of the Capital Commission Act, all expenditures of the Capital Commission are subject to audit by the Auditor General. As provided for by Section 12, Capital Commission Act, Chapter 42 R.S.B.C. 1979, the Commission is required to provide the Minister Responsible with a detailed statement of accounts for the previous fiscal year, which statements shall be presented to the Legislature within the first fourteen days of the next following session.

Readers are referred, therefore, to the Public Accounts of British Columbia, 1990/91 for detailed information relative to the audited financial statement of the Commission.

ORGANIZATION CHART



PROVINCIAL CAPITAL COMMISSION
613 PANDORA AVENUE
VICTORIA, B. C., V8W 1N8

CRYSTAL GARDEN
713 DOUGLAS STREET
MAILING ADDRESS: 613 PANDORA AVENUE

CHAIRMAN	
Kenneth A. S. Hill	386-1356
VICE CHAIRMAN	
Pamela Charlesworth	386-1356
EXECUTIVE DIRECTOR	
Larry R. Beres	386-1356
PROJECTS MANAGER/SECRETARY	
G. Ken Patton	386-1356
OPERATIONS MANAGER	
Allen Houghton	386-1356
PLANNER	
David W. Morris	386-1356
PROJECTS OFFICER, ENGINEERING	
Al J. M. English	386-1356
PROJECT OFFICER, ARCHITECTURAL	
R. A. (Tony) Heeley	386-1356
OPERATIONS OFFICER (CRYSTAL GARDEN)	
Paul N. Thanh	381-1277
OPERATIONS OFFICER (PROPERTIES)	
Vacant	386-1356
CHIEF HORTICULTURIST (CRYSTAL GARDEN)	
Bruce Tanner	381-1277
CHIEF KEEPER (CRYSTAL GARDEN)	
Reta R. Lowry	381-1277
ACCOUNTING CLERK	
E. A. (Betty) Thomas	386-1356
RECEPTIONIST	
Deborah Eddy	386-1356